

**Beaver Brook Farm Committee
Minutes
October 13, 2016**

Present for the Committee: Chairman Ellis Neofotistos, Dave Paquin, Debra Dewitt Ahern, May Paquette and Warren Shaw. Also present was Elizabeth Ware, Director of Community Development and Recording Secretary Samantha Carver. The meeting was held at the Town Hall in the 1st Floor conference room.

Absent: Don Plummer, Andy Graham

The Chairman opened the public hearing at 6:00 p.m. and welcomed everyone to the public input meeting on Beaver Brook Farm. Mr. Neofotistos explained how the property was purchased using community preservation funds and that they are trying to come up with a Master Plan for the property. Ms. Ware will show a slideshow of the property and explain what's on the property and the condition of it. There was also a survey that the Chairman asked people to fill out which lists several ideas for the property and has a space for people's own ideas.

The following people got up to speak on the property:

Helen Dunlap of 430 Marsh Hill Road – would like to see this property remain open and be used as a teaching tool to involve kids in the farming process to teach them where their food comes from

Kesiah Bascom 1433 Lakeview Avenue – works with Mill City Grows and would be interested in doing a composting area of three to five acres similar to Brick Ham Farm in Hamilton MA

Cathy Richardson of 316 Richardson Road – Echoed the fact about new farmers coming up using small fields to grow food and also would not like to see recreational fields because the maintenance costs to the schools and town

Heather Sanitago Hutchings 28 K Street – Had concerns about this property in Article 20 of the Town Meeting warrant where a telecommunication tower is mentioned. She asked about the zoning for this farm and whether telecommunications towers were allowed. She felt strongly they shouldn't be allowed in residential areas and explained her issue on K Street with a telecommunications tower.

Mr. Shaw responded to this concern stating that the committee had discussed ways to generate income so that the farm could pay for its own maintenance costs. Mr. Neofotistos stated the Committee has to check on zoning and other things in order for a cell tower to be considered.

Caroline Zuk 100 Old Parker Road – discussed how a lot of people have come to her to see if she would rent off some farm land for gardens, she referred to these as micro farming on half acre or acre lots. She discussed year round gardens by having greenhouses. She felt strongly about preserving agriculture and though community gardens are good training grounds for people to learn where their food comes from.

Cynthia Campbell 20 K Street – Had same concerns at Heather Hutchings on cell towers being allowed in residential area. She stated this could open up a lot of issues if allowed in residential zone.

Karen Merrill 7 Clyde Avenue – asked if one of the buildings could be rehabbed to possibly hold weddings and other types of events to generate income.

Wally Casper 17 Vinal Street – Suggested making a list of the buildings and sending out information to businesses to see if they have any interest; concerts could be held on the graduated parcel.

Guy Steucek – 430 Marsh Hill Road – cautioned the committee when planning the parcel to not do something you cannot undo on this open space; Mentioned ½ Pint Farm and Brooksby Farm.

Mrs. Ahern of the Committee spoke about the old house and how the Committee had a lot of concerns on sustaining it.

Mrs. Paquette discussed finding the best use for the property and trying to find ways for it to generate money to sustain itself.

There was a discussion on the master plan and that some of the buildings may not be worth savings if they are too costly to repair or replace.


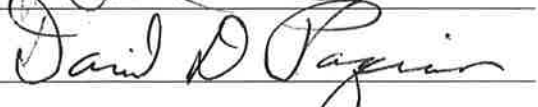
Diane Raymond of 199 Primrose Hill Road – asked if the Committee had reached out to This Old Home to do a project on rehabbing the house; she also mentioned maybe vineyards could be grown on the property.

The Committee thanked everyone for their participation.

Mrs. Paquette made a motion to adjourn the meeting at 7:30 p.m. Mr. Shaw seconded the motion. The motion carried unanimously.

BEAVER BROOK FARM COMMITTEE






Absent: Andy Graham

Absent: Don Plummer